

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 6, 2006

Signature on File

TO: Mr. Donald Cottrell, Principal
Broadview Elementary School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 114 and 129B

On October 25, 2006 I conducted an assessment of FISH 114 and 129B at **Broadview Elementary School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets. *Please note that the assessment worksheet for FISH 129B will be sent separately to include additional information from an assessment performed on November 6, 2006 by Robert Krickovich.*

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-3200.

cc: Dr. Harry LaCava, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Israel Rodriguez-Soto, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AAH/tc
Enc.

IAQ Assessment

Location Number

0811

Broadview Elementary

Evaluation Requested

October 16, 2006

Time of Day

3:05 pm

Evaluation Date

October 25, 2006

Outdoor Conditions

Temperature

76

Relative Humidity

49.3

Ambient CO2

413

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
114	67.3	72 - 78	62.3	30% - 60%	1237	Max 700 > Ambient	3
Noticeable Odor		Yes		Visible water damage / staining?		Visible microbial growth?	
Ceiling Type		2 x 4 Lay In		No		None	
Wall Type		Drywall/Tackable		No		None	
Flooring		Tile		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	Remove and replace ceiling tiles
Walls	Yes	No	No	Clean with Wexcide disinfectant
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Temperature was low and humidity level was elevated. CO2 level was slightly elevated
- Minor dust build up on environmental surfaces

Recommendations:

Site Based Maintenance:

- Thoroughly clean environmental surfaces
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate HVAC for proper operation and repair to increase temperature, lower humidity and lower CO2